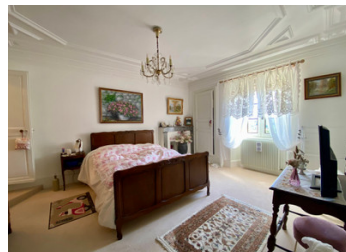


Fabulous townhouse with 4 bedrooms, 2 bathrooms and stunning views of the chateau from its courtyard garden



## INFORMATION

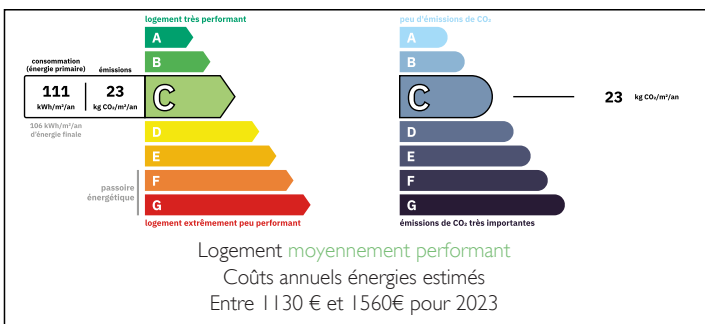
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	110 m <sup>2</sup>
Plot Size:	60 m <sup>2</sup>



## IN BRIEF

This attractive town house , with all of the amenities of the medieval town centre of Rochechouart on foot and views to its glorious chateau makes an ideal lock up and leave home. Kitchen and dining room on the ground floor, with access to the rear terrace and its stunning views. Beautiful lounge, master bedroom and bathroom on the 1st floor and 2 bedrooms and bathroom on the 2nd floor. Good roof and mains drains.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

You enter into the kitchen which is fully fitted with units and integrated appliances. At the rear is the lounge with open fire and from here you are lead out onto the pretty courtyard garden with stunning views across the lake (where the Bastille Day fireworks are held each year) and the château (now a modern art museum). You also have a WC and the gas boiler for the central heating system on this level.

On the first floor you have 2 bedrooms and the recently refitted bathroom.

On the second floor, again you have two double bedrooms and a bathroom.

There is a large cellar underneath which serves as excellent storage.

The property is connected to mains drains. The town gas boiler is new and the windows are double glazed all through. The electrical installation has been renewed and the property appears to be in excellent condition throughout.

The courtyard is very private when close to the house and then the view opens up as you reach the end with the château on one side and the lake, river and valley down below. Stunning!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 782 EUR**

**Taxe habitation: EUR**

## NOTES